Brief of Title to 107, and 109 Race Street, Philadelphia.

(Note. this brief of Title has been hastily prepared, merely for the purpose of putting out certain deeds found among the Rigby papers, when the latter were handed to me as Treasurer of the Church Fund in November, 1896 Wm. White Jr.)

Two messuages or Tenements and Lot or piece of ground thereunto belonging situate on the North side of Race (Sassafras) Street, between Delaware Front and Second Streets containing in breadth on the said Race (Sassafras) St. Forty feet more or less (including a three feet wide alley on the East side thereof) of the depth of twenty five feet six inches) and in length or depth about thirty nine feet.

The Above consists of two tracts; Tract I 37' (40' with alley) on Race by 25½' deep (N). Tract II 13½' deep (N) by 40' wide added to N. end of Tract I in May 15-1780 by deed from William to Joseph Rigby. Title to tract I will be traced until it vests in said Joseph Rigby 1780 Then Title to Tract II until it vests in said Joseph Rigby in 1780.

The Title to this addition of Tract I and II until vestment in Christ Church will be traced.

Tract I. 37' (40' ard alley) on Race by 25½ deep - N.

Nathaniel Samplugh
to
Henry Furnis and
John Furnis, and their
heirs jointly

Deed Dated
May 7 - 1696

This information is derived from Deed dated Mar 19-1738 infra.

Henry Furnis
to
John Furnis

Survivorship

This information is derived from Deed dated Mar 19-1738 infra.

Penelope Furnis, widow of John,
her son, Anthony Furnis et ux -
daughter Elizabeth Dawnner et vir
daughter Penelope Redman et vir
to
son Joseph Furnis

Deed dated Mar 19-1738

John Smith
to
Joseph Furnis

Release - Deed.
27 Dec. 1739

Release of any claim in premises by John Smith.

Joseph Furnis to Clement Hall } Deed, dated 18 Feb. 1739

Joseph Furnis to Clement Hall } Mortgage Deed - dated Mar. 30 - 1739

Note that the above deed is dated a year prior to Mortgage deed.

Clement Hall to Robert Rolinson } Deed, dated 7 Jan - 1741/2

July 21-97 Deed found among other papers w w Jr.
This information obtained from Deed next below -

Robert Rolison to Henry Rigby } Deed dated 14 Feb - 1743/4

Note that deed was never acknowledged apparently, there being however a seal, but no signatures -

Henry Rigby to William Rigby and Joseph Rigby } By Will, dated July 11 - 1768

Tenants in Common, See next deed below for information.

Sarah Williamson
to
Elizabeth Williamson
and
John Williamson

Said Sarah Williamson's interest terminated on arrival of age of said John (21) and Elizabeth (18)

Elizabeth Fisher
nee Williamson
to
John Williamson

Elizabeth m Thomas Fisher and died without issue, whereby her estate vested in said John Williamson.

John Williamson
to
Henry Rigby

Deed dated 15 Oct- 1764

This conveyance vests Tract II in holder of Tract I Then comes as supra. Henry Rigby to William & Joseph Rigby by will dated July 11-1768- Then deed of William Rigby to Joseph Rigby - dated May 15- 1780.

Joseph Rigby
to
Henry Rigby

Henry inherits as heir at law to uncle Joseph - as died supra.

Henry Rigby
to
Isaac Jones et al } Will 28 April 1823

By will 28 April 1823 conveyed in trust etc - See
deed infra dated 29 Nov. 1824

W. Tilghman et al
to
Isaac Jones et al } Deed Poll
26 July 1824

Requesting said Isaac Jones et al to convey to Corporation
as allowed by Trust expressed in Will of said Henry Rigby.

Isaac Jones et al
to
Rector Church Wardens etc } Deed dated
29 Nov. 1824
Rec. Deed Bk. G.W.R.
No. 1. page 411.

Letter of Hon. Binney with papers in re this
deed -

William White Jr.
Feb. 19 - 1894.

Brief of Title
107 Race Street
109 do

Christ Church
Charity Fund

Note. This brief was hastily made from papers in possession. It may therefore contain many errors.

Wm White Jr.
Feb 19 - 1897

WM. WHITE, JR.
ATTORNEY AT LAW,
225 SOUTH SIXTH STREET,
PHILADELPHIA

Be it Remembered that I Henry Rigby of the City of Philadelphia in the State of Pennsylvania Cabinet-maker being Sick and weak in Body, but through divine mercy of sound and well disposing mind memory and understanding and considering the uncertainty of this transitory Life do make and ordain this my last will and testament in manner and form following that is to say First I will that my just Debts and funeral Expences be fully paid and discharged out of my personal Estate as soon as conveniently may be after my decease. Item I give and devise unto my Friends Isaac Jones, William Murdock Caleb P. Wayne and George Bringhurst all of the City of Philadelphia and their Heirs All those my two Messuages or Tenements and Lot and Lots of Ground thereunto belonging situate on the North side of Sassafras Street between the Front and Second Streets from Delaware in the said City which I inherited as Heir at Law to my late Uncle Joseph Rigby deceased together with the Respective Appurtenances And also all that my Messuage or Tenement and Lot or piece of Ground thereunto belonging situate on the West side of the said Front Street a little Northward from Sassafras Street in the said City which I also inherited as Heir at Law to my said late Uncle together with the appurtenances to hold to them the said Isaac Jones William Murdock Caleb P. Wayne and George Bringhurst and the Survivors and Survivor of them and the Heirs and Assigns of such Survivor for ever In trust nevertheless to let set and demise the same and receive and take the Rents issues and profits thereof from time to time for ever and to apply the said Rents issues and profits in the first instance to the payment of all Taxes and proper and necessary Repairs on the premises and to pay over the surplus of the said Rents issues and profits from time to time for ever unto the hands of the Treasurer for the time being of Christ Church in Second Street near Market Street in the City of Philadelphia to be applied under the direction of the Vestrymen for the time being of Christ Church aforesaid to the use and Relief of the poor of Christ Church aforesaid who shall be in full Communion with the Episcopal Church of Christ Church aforesaid from time to time for ever it being my express will and meaning that all and singular the aforesaid Messuage or Tenements and Lot or pieces of Ground with the appurtenances so by me inherited as Heir at Law to my said Uncle Joseph Rigby deceased as aforesaid shall be for ever kept and held in trust as a fund the rents income whereof shall be for ever paid and applied in manner aforesaid to the use and Relief of the poor of Christ Church aforesaid who shall be in full Communion with the Episcopal Church of Christ Church aforesaid from time to time for ever Provided always nevertheless and upon this further trust and special confidence that they the said Isaac Jones William Murdock Caleb P. Wayne and George Bringhurst and the Survivors and Survivor of them and the Heirs of such Survivor shall and will when thereupon required by the Vestrymen for the time being of Christ Church aforesaid by an Order in writing signed by them the said Vestrymen grant convey and assure all and singular the aforesaid Messuages or Tenements and Lots or pieces of Ground and premises aforesaid with the Appurtenances unto such corporation capable in law to take the same and their Successors or unto such new Trustees and their Heirs in trust for the uses and purposes aforesaid as they the said Vestrymen for the time being of Christ Church aforesaid shall by their Order in writing signed as aforesaid direct nominate and appoint and so on from time to time for ever

Item

Item. I give and devise unto my esteemed Friend and Housekeeper Mary Jones all that my Messuage or Tenement and Lot or piece of Ground thereunto belonging which was formerly the Estate of my Father William Bigby deceased Situate on the West side of front Street aforesaid a little North and from Sassafras Street in the said City of Philadelphia together with the appurtenances to hold to her the said Mary Jones for and during all the term of her Natural life and no longer she paying the taxes thereof and Rushing the buildings in tenantable Repair And from and immediately after the decease of the said Mary Jones then I give and devise the said last described Messuage or Tenement and Lot or piece of Ground with the appurtenances unto the Indigent Widows and Single Womens Society of Philadelphia and their Successors for ever to be by that Corporation held as a fund for ever the nett income whereof after all taxes and necessary Repairs are first deducted shall be applied by their Managers for the time being to the general use and benefit of that charitable institution. Item I give and bequeath to my Executors hereinafter named and the survivor of them and the Executors and Administrators of such survivor the Sum of Five hundred Dollars In Trust to pay over the same to the Treasurer for the time being of the Trustees of the Methodist Episcopal Union Church whose members worship in their Meeting house in the Old College in Fourth Street in the City of Philadelphia to be by the Trustees of the said Methodist Episcopal Church applied to the benefit of their Poor Members in such way and manner as the said Trustees of the said Methodist Episcopal Union Church in their discretion shall or may think fit proper and most beneficial. Item I give and bequeath to my Reputed Neighbour Mary O Donnell the Sum of One hundred Dollars which it is my particular wish and Desire shall be paid to her as soon as possible after my decease inasmuch as she is very poor and is moreover in an afflicted and low State of health. Item I give and bequeath to my Friend Elizabeth Albeger who teaches a School and at Present Resides in Eighth Street between Sassafras and Cherry Streets my Piano forte. Item I give and bequeath to my friend James Snow of the County of Burlington in the State of New Jersey that principal Sum of One hundred Dollars which he owes me upon his Bond and Mortgage to me and all the Interest that may be due and unpaid thereon at my death and that may afterwards accrue and become payable thereupon and I direct my Executors to deliver up to the said James Snow the said Bond and Mortgage to be cancelled and made void and to cause the Record of the said Mortgage to be satisfied released and discharged. Item I give and bequeath to my Friends John Wilmer and Samuel Chubb whom I have herein after appointed Executors of this my will the Sum of One hundred Dollars to each of them over and besides a reasonable Compensation for their care and trouble in settling my Estate. My Reason for giving them the said Legacy of One hundred Dollars a piece over and besides a Reasonable compensation as aforesaid arises from a persuasion that a mere commission upon the Amount of my personal estate would not be an adequate compensation without such an addition especially as they cannot and must not have any Commission or Remuneration out of my Real Estate in Philadelphia. Item I do hereby order and direct authorise and empower my Executors hereinafter named and the survivor of them as soon as conveniently may be after my decease to bargain and sell and absolutely dispose of all and

Singular

and Housekeeper Mary
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Father William Rigby
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has and Henry Streets
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Friend John Wilmer
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Singular

Singular my Messuages Lands Tenements and Hereditaments situate lying and being in the County of Burlington in the State of New Jersey and also all and Singular my Goods and Chattels and Personal Estate that may be found in the State of New Jersey and also all and Singular my Goods and Chattels and Personal Estate that may be found in my Dwelling House in Philadelphia (except only my piano forte which I have herein before otherwise disposed of) and generally all the Rest and Residue of my Estate which I have not herein before devised and bequeathed and to convert the same and every part thereof into money and for that purpose to sell and absolutely dispose of the same unto any person or persons and for the best price or prices that can be reasonably had or gotten for the same either at public or private Sale or Sales in their discretion and to make execute acknowledge and deliver in due form of Law good [illegible] said Messuages Lands Tenements and Hereditaments in the County of Burlington aforesaid unto the purchaser or purchasers thereof and his her or their Heirs and Assigns forever And I direct that the monies which shall proceed from the said Sales shall be applied to the payment of my just debts and funeral expences and to the payment and discharge of the pecuniary Legacys herein before bequeathed and after and to the payment to my Executors of their reasonable Commissions And then I give and bequeath all the nett balance that shall remain of the monies proceeding from the said Sales unto the Indigent widows and Single women's Society of Philadelphia. to be paid to their Treasurer for the time being for the use of the said Society. And I do hereby nominate constitute and appoint the aforesaid John Wilmer and Samuel Webb Executors of this my last Will and Testament And I do hereby Revoke annull and make void all former and other Wills and Testaments heretofore by me made and do declare this only to be my last Will and Testament. In testimony whereof I the said Henry Rigby the Testator have hereunto set my hand and Seal at Philadelphia this Twenty eighth day of April in the year of Our Lord one thousand eight hundred and twenty three. 1823

Signed Sealed pronounced published and declared by the said Henry Rigby the Testator as & for his last Will & Testament in the Presence of us who have subscribed our names hereunto as witnesses in his presence and at his request and in the presence of each other

P. Thomson Jr.
Jesse Thomson
P. Thomson

Hen Rigby Seal

Philadelphia June 10th 1823 Then Personally appeared Peter Thomson Junr. Jesse Thomson & Peter Thomson the witnesses to the aforegoing Will and on their Solemn affirmation according to law did declare & say that they did see & hear Henry Rigby the Testator in the said Will named sign seal publish & declare the same as & for his last Will & Testament & that at the doing thereof he was of sound mind memory & understanding to the best of their Knowledge & belief

Coram Peter S Muhlenberg Register

City and County of Philadelphia, ss

I Certify that the aforegoing writing is a true Copy of the Original last Will & Testament & Probate thereof of Henry Rigby deceasd, on file and Remaining on Record in the Registers office at Philadelphia —

Given under my hand and Seal of Office this Eighteenth day of June Anno Domini 1823

Peter S Mühlenberg, Register

Copy of Henry Rigby's Will
$2.44 c+